

Attachment B

-Rockdale City Council letter to Hard and Forester, 23 November 1999

23 November 1999

Our Ref: P/000919
Contact: Tony Merrilees

1 DEC 1999



Hard and Forester
P.O. Box 175
ROCKDALE 2216

Attention Mr Jack Hughes

Dear Mr Hughes

I refer to your request dated 19 November 1999 requesting flooding information for 1 Princes Highway Amcliffe. Council has notated this property as being affected by the 1% Annual Exceedance Probability (A.E.P.) flood. The 1% AEP flood means there is a 1% chance of a flood of this height, or higher occurring in a period of one (1) year.

This property lies in the North Amcliffe Development Area and Council has determined that the 0.5% AEP flood shall be the design standard in this case. Council commissioned a study by consultants Webb McKeown & Associates which indicates a 0.5% A.E.P. flood level at the subject site of 2.75 m above Australian Height Datum (A.H.D.), where zero metres A.H.D. is approximately mean sea level. The 1% AEP flood level is 2.55m and the 0.2% AEP flood level is 2.95m AHD.

Council considers that this is the best currently available information on flooding at the site, but Council cannot comment on the accuracy of the result. In order to relate this flood level to your property you will need to undertake your own survey to determine the existing ground and floor levels to A.H.D. at this site.

For the design of new developments on this land the minimum habitable floor level will be 3.25 m A.H.D. The minimum garage floor level is 2.75 m A.H.D., however, garage floor levels lower than this will be permitted provided they are physically protected (floodproofed) to the minimum habitable floor level.

Should you require any further information, please contact Council's Flood and Drainage Engineer, Tony Merrilees on 9562 1652.

Yours faithfully

GARY WILLIAMS
MANAGER TECHNICAL SERVICES

Sharing the

Sydney 2002
P. Merrilees Tony Princes Flood Games

Administration Offices, 2 Bryant Street, Rockdale
All correspondence to: General Manager,
PO Box 21, Rockdale, 2216, Australia
Telephone: (02) 9562 1646 (Facsimile: (02) 9562 1777)
DX 25308 Rockdale
Email: rec@rockdale.nsw.gov.au
(Printed on recycled paper in the interest of the environment)

- Smart Civil Flood Investigation Brief (reference C0100170-FB1), 7 April 2010



Discovery Point Masterplan Modification

FLOOD INVESTIGATION BRIEF

Ref: C0100170-FB1

Issue No 2 - Final

7 April 2010

Discovery Point Master Plan: Flood Investigation Brief

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1. Background

It is proposed to modify the approved Master Plan for the Discovery Point development at Wolli Creek. An application has been made to the Department of Planning for the Director-General's Requirements for the Environmental Assessment to be carried out in accordance with Part 3A of the EPA Act. These requirements have been received.

This brief sets out the requirements for a Flood Report in response to two of the Director-General's Requirements.

2. Site Description

The Discovery Point development at Wolli Creek is located on the southern bank of Cooks River between Princes Highway to the east and the Illawarra Railway Line to the west. It has street frontages to Magdalene Terrace and Brodie Spark Drive to the south.

The proposed Site Plan is shown on the architectural drawing DA2-100 in the Appendix to this Brief. Tempe House Precinct, Site 1 (Greenbank) and Site 2 (Verge) have been completed, and Site 4 (Vine) is under construction. (The numbering of Sites 1, 2 and 4 is in reference to the existing Master Plan.) The site is bisected by the Airport underground railway line with Wolli Creek station located within the site. Brodie Spark Drive has been constructed for the full length of Verge and a bridge has been built over the railway line on the extension of Brodie Spark Drive adjacent to Vine.

3. Proposed Development

The proposed development will consist of buildings 1 to 5 and 14 to the south of Wolli Creek station, and buildings 6 to 13 to the north of Wolli Creek station. There will be a zone of deep soil planting in a Neighbourhood Park surrounded by buildings 1 to 5, under which there will be no basements.

The new buildings to the south of Wolli Creek station will have a common basement at B0 level with a floor level nominally at RL 2.2m AHD, which will be above the existing water table. Similarly, the new buildings to the north of Wolli Creek station will have a common basement at B1 level with a floor level nominally at RL 1.8 to 2.0m AHD, which is intended to be above the water table also. In addition, the existing basement attached to Verge and Vine will be extended at lower levels. This extended basement will be protected against groundwater ingress by a diaphragm cutoff wall constructed as part of the Verge project. The extents of basements are indicated on the architectural drawings DA2-B00, B01 and B02 in the Appendix to this brief.

Proposed ground floor and typical site levels are shown on the layout plan drawing DA2-100, the elevations drawing DA5-105 and on the cross-sections drawing DA6-100. These drawings are also included in the Appendix.

4. Scope of Report

The Director-General's Requirement that is the subject of this report is as follows:

The EA shall provide an assessment of any flood risk on site in consideration of any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential effects of climate change, sea level rise and an increase in rainfall intensity.

The proposed report is to address this requirement for the proposed development. It should be noted that the NSW Government has issued a NSW Policy Statement on Sea Level Rise in October 2009 which is available on the Department of Environment, Climate Change and Water web site at <http://www.environment.nsw.gov.au/climateChange/sealevel.htm>.

The Director-General also requires the following:

The EA must address planning provisions applying to the site, including permissibility and the provisions of all plans and policies contained in "Development near Rail Corridors and Busy Roads – Interim Guideline".

The document quoted is available from the Department of Planning web site www.planning.nsw.gov.au. The report should address any relevant issues relating to flooding contained in the interim guideline.

Flood levels for the site had been previously advised by Rockdale City Council, based on flood studies which have now been superseded by the Cooks River Flood Study dated February 2009 for Sydney Water Corporation. The recent flood study investigated the effects of climate change but it did not specifically address the NSW Policy Statement which was issued after the report was completed. It is anticipated that the flood model for this study would be re-run with the revised sea levels and rainfall intensities required by the Director-General. This will require permission to be obtained for use of the flood model and data. It is understood that such permission has been granted for other recent projects.

The current situation in relation to DA conditions, site levels, stormwater catchments and inferred groundwater conditions is summarised in an internal memorandum issued to Australand on 25 March 2010 and appended to this brief. This report should review and advise any discrepancies from the current understanding of site conditions.

5. Deliverables and Timetable

The following timetable for delivery of EA reports has been established:

12 April 2010 – Sub-consultants engaged
16 April 2010 – Interim review meeting
23 April 2010 – Provision of Smart Civil report incorporating sub-consultants' reports
14 May 2010 – Provision of final report

Accordingly this report will be due in draft format on the evening of Tuesday 20 April 2010 and in final form on the evening of Tuesday 11 May 2010.

Discovery Point Master Plan: Flood Investigation Brief

The report is to be provided in hard copy (including any drawings) and computer files.

Three (3) hard copies are to be provided, unbound.

Computer files are to be in Adobe Acrobat PDF format.

6. Fee Proposals

The fee proposal shall be for a fixed lump sum fee, including all disbursements, and nominate whether the price includes GST. It should include any allowance for licence costs to use the Cooks River Flood Study flood model and data.

Fee proposals should confirm your ability to comply with the timetable for EA report preparation outlined above.

The fee proposal should be made out to:

Australand
C/- Smart Civil Pty Ltd
PO Box 127
St Leonards NSW 1590

marked for the attention of Christopher Pope and shall be submitted by **noon on Friday 9 April 2010**.

No invoicing shall be issued until a work order number is provided.

Proposals should be initially emailed to cvink@smartcivil.com.au.

Should any questions arise in relation to this brief, refer to the following:

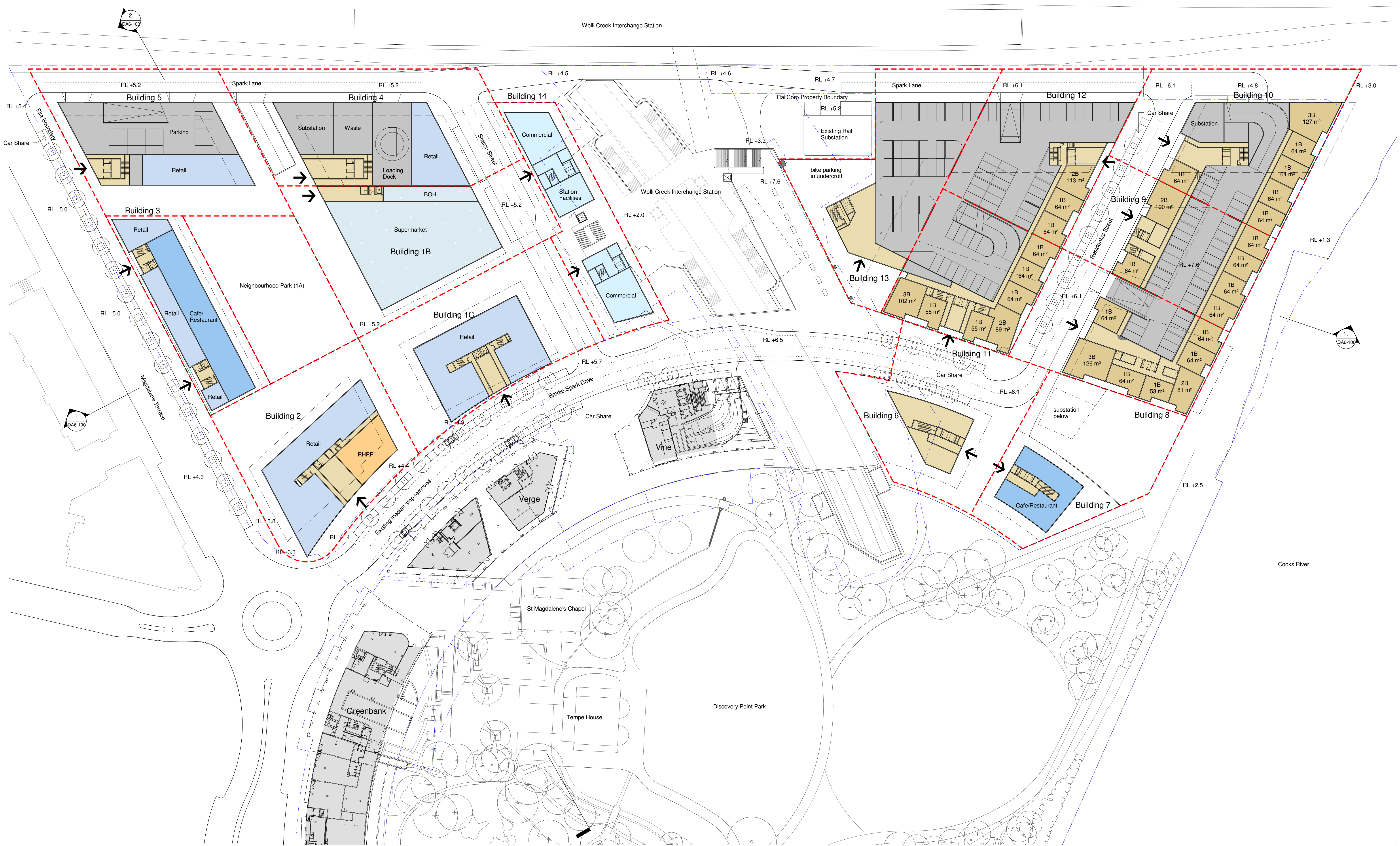
Smart Civil	Office	02 9906 7322
	Con Vink	0432 371 482
Australand	Office	02 9767 2235
	Christopher Pope	0409 575 897

Appendix

Bates Smart Architectural Drawings:

- DA2-100 rev 3 Ground Floor Plan
- DA2-B00 rev 2 Basement 0 Plan
- DA2-B01 rev 2 Basement 1 Plan
- DA2-B02 rev 2 Basement 2 Plan
- DA5-105 rev 1 Indicative Street Elevations Brodie Spark Drive
- DA6-100 rev 1 Indicative Site Sections

Aconex Internal Memorandum regarding flood levels and groundwater dated 25 March 2010
Stormwater Constraints Sketch 25 March 2010



- Residential
- Residential Lobby
- Retail
- Supermarket
- Cafe/Restaurant
- RHPP
- Commercial
- Carpark / Plant
- Neighbourhood Park
- Existing Building

Discovery Point Masterplan
Wollie Creek

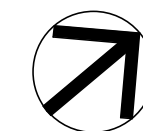
Indicative Plan
Ground Floor

3	01.04.10	Draft Issue	AW	MA
2	24.03.10	Draft Issue	AW	MA
1	19.03.10	Draft Issue	AW	MA
Revision	Date	Description	Initial	Checked

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.



Scale	1 : 500	@ A1
Drawn	AW	Checked MA
Project no.	S11191	
Status	DRAFT	
Plot Date	01/04/2010 20:17:54	
Plot File	C:\TEMP\masterplan-discovery-100129_Central_Amy Watkins - 5114.rvt	
Drawing no.	DA2-100	Revision 3

Sydney 1/243 Liverpool Street
East Sydney NSW 2010 Australia
T 02 8554 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart Pty Ltd ABN 70 004 999 400

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